173.0	0004	0005.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,500 /	753,500
					USE VALUE:	753,500 /	753,500
					ASSESSED:	753,500 /	753,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIM ERIC J & RUTH H
Owner 2:	
Owner 3:	
Street 1:	96 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LI ZHEYU -
Owner 2:	-
Street 1:	96 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7353.000	327,500		426,000	753,500
Total Card	0.169	327,500		426,000	753,500
Total Parcel	0.169	327,500		426,000	753,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.77 | /Parcel: 356.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115137
GIS Ref
GIS Ref
Insp Date 08/09/18

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	327,500	0	7,353.	426,000	753,500		Year end	12/23/2021
2021	101	FV	316,800	0	7,353.	426,000	742,800		Year End Roll	12/10/2020
2020	101	FV	316,800	0	7,353.	426,000	742,800	742,800	Year End Roll	12/18/2019
2019	101	FV	255,500	0	7,353.	419,900	675,400	675,400	Year End Roll	1/3/2019
2018	101	FV	256,500	0	7,353.	322,500	579,000	579,000	Year End Roll	12/20/2017
2017	101	FV	256,500	0	7,353.	304,300	560,800	560,800	Year End Roll	1/3/2017
2016	101	FV	221,400	0	7,353.	279,900	501,300	501,300	Year End	1/4/2016
2015	101	FV	208,200	0	7,353.	261,700	469,900	469,900	Year End Roll	12/11/2014

!13433!

PRINT

Date	Time
12/30/21	17:03:06

LAST REV

Date	Time
08/28/18	09:57:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13433

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI ZHEYU,	64797-412		1/15/2015		657,500	No	No		
ZANI MARIA A &	49881-107		8/1/2007		406,500	No	No		
	9839-539		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	393	Re-Roof	7,000					
6/18/2013	875	Manual	6,000					
6/6/2013	809	Add Bath	29,000					
8/13/2007	683	Redo Kit	5,400			G9	GR FY09	15 windows

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Inspected	CC	Chris C
7/2/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
10/20/2008	Meas/Inspect	355	PATRIOT
12/14/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7353		Sq. Ft.	Site		0	70.	0.83	6			Topo	-5					425,995						426,000	

Total AC/HA:	0.16880	Total SF/SM:	7353	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,995	Spl Credit		Total:	426,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29794812
Const Adj.:	0.99000001
Adj $ / SQ:	141.347
Other Features:	103371
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402393
Depreciation:	74845
Depreciated Total:	327548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

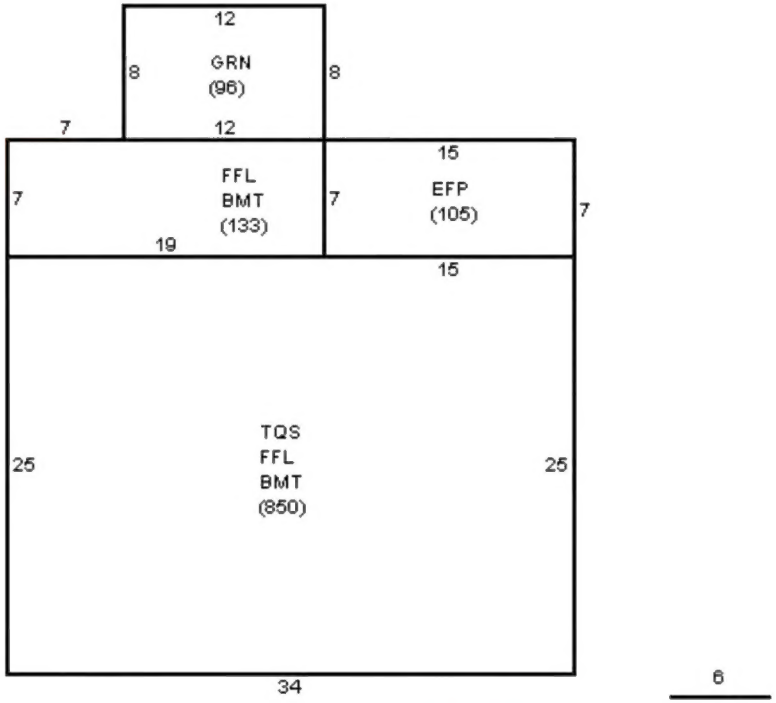
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.35
Special Features:	0	Val/Su Net:	116.76
Final Total:	327500	Val/Su SzAd	202.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	983	63.610	62,525
FFL	First Floor	983	141.350	138,944
TQS	3/4 Story	638	141.350	90,108
EFP	Enclos Porch	105	52.620	5,525
GRN	Greenhouse	96	20.010	1,921

Net Sketched Area:	2,805	Total:	299,023
Size Ad	1620.5	Gross Area	3017	FinArea	2112
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

173.0-0004-0005.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	